

[REDACTED]

From: Jack Dowling [REDACTED]
Sent: 19 October 2017 10:23
To: Simon Davis
Subject: RE: BR/190/17/PL - 76 London Road, Bognor Regis

Thanks Simon,

I'm working on them now so should have back over to you today.

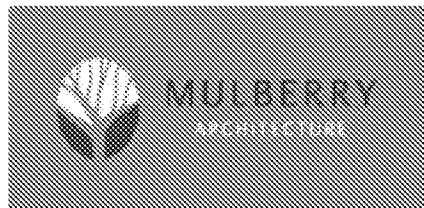
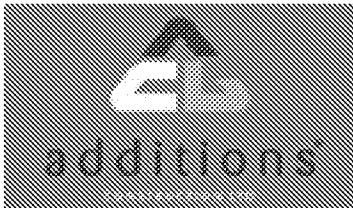
Many Thanks

Jack Dowling

Managing Director



W: www.additionsltd.co.uk



Additions Ltd

**Lyon Street West
Bognor Regis
West Sussex
PO21 1BT**



www.additionsconstruction.com



This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed.

Any views or opinions expressed are solely those of the author and do not necessarily represent those of Additions Construction Ltd.

If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone.

Please contact the sender if you believe you have received this email in error

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 19 October 2017 10:21
To: Jack Dowling [REDACTED]
Subject: RE: BR/190/17/PL - 76 London Road, Bognor Regis

Hi Jack,

Can we agree an extension of 2 weeks until 03 November. Thanks.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Jack Dowling [REDACTED]
Sent: 19 October 2017 09:09
To: Simon Davis
Subject: RE: BR/190/17/PL - 76 London Road, Bognor Regis

Hi Simon,

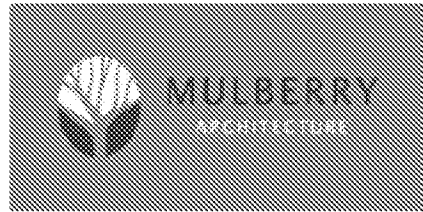
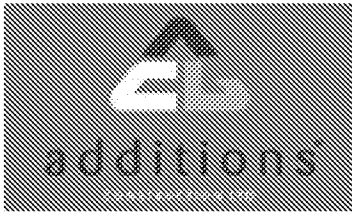
Thanks for your email I will change the plan, so the extension of time would be helpful. Thanks

Many Thanks

Jack Dowling

Managing Director

[REDACTED]
W: www.additionsltd.co.uk



Additions Ltd

**Lyon Street West
Bognor Regis
West Sussex
PO21 1BT**

www.additionsconstruction.com



This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed.

Any views or opinions expressed are solely those of the author and do not necessarily represent those of Additions Construction Ltd.

If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone.

Please contact the sender if you believe you have received this email in error

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 18 October 2017 17:02

To: Jack Dowling [REDACTED]

Subject: RE: BR/190/17/PL - 76 London Road, Bognor Regis

Hi Jack,

I am looking at this application and starting to write the report. First thing to note is that the s.106 has not yet been declared to be complete by our solicitor as yet so no decision can be made.

I have concerns with the amount of internal space associated with the flats. Your D&A Statement refers to compliance with the Councils emerging Local Plan policy D DM2. However, we have not been using those standards since the Government's own national standards were published in March 2015 -

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>.

The Government standards do not include a reduced space amount for studio flats and instead 1 bedroom, 1 person flats have to be 37m² (if shower room) or 39m² (if bathroom) and 1 bedroom, 2 person flats have to be 50m².

The standards state that double rooms are at least 11.5m² (so anything less is a single room). I have used this to assess your scheme:

Flat	Size	Requirement	Actual GIA	Compliance?
1	1B1P	37m ²	23.4m ²	N
2	1B1P	39m ²	37.2m ²	N
3	1B1P	37m ²	31.7m ²	N
4	1B1P	39m ²	38.8m ²	N
5	1B2P	50m ²	36.6m ²	N

Please note that I have measured using a scale ruler. You might get slightly different results using a software based tool.

Currently none of the flats comply. However, we would accept the slight (0.2m²) shortfall re flat 4. I cannot however accept the shortfall regarding the other 4 flats and this would mean a refusal

Please also be aware that our Economic Development Officer has objected as follows:

"The reduction in retail space would likely impact the viability of this unit as a retail space. There is no storage space or service area, meaning that all goods storage/food preparation etc would have to be in the same space as the sales area. Whilst many companies now operate with less stock than previously some storage space would be required."

I consider that as I have concerns with internal space standards, you could go away and look to redesign the proposal in order to (a) ensure that all flats comply with the space standards and (b) at the same time provide the retail unit with some 'back office' storage space, potentially even access to the rear yard.

As this application is already some way into the process, I would be happy to agree an Extension of Time to allow you to submit new plans. However, if you do not want to amend, I will proceed to refuse the application. Please advise.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.